



RAVALLI COUNTY ATTORNEY

George H. Corn, County Attorney
T. Geoffrey Mahar, Chief Deputy
John Bell, Deputy
Karen Mahar, Deputy
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Phone (406) 375-6750
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May 21, 2008

Ravalli County Commissioners
215 S. 4th St., Suite A
Hamilton, MT 59840-2703

RECEIVED

MAY 22 2008

Ravalli County Commissioners

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Dear Commissioners:

Enclosed please find enclosed a letter from Steven and Gloria Wilson of Meridian Road along with an attachment describing certain real property in the county.

You can see Mr. and Mrs. Wilson believe various sanitation violations are occurring on the property. Accordingly since you direct the activities of the sanitation department I am sending this matter to you for your determination as to whether or not action is appropriate.

If after investigation you wish to enforce an action please do not hesitate to get in touch with me regarding the same.

Sincerely,


George H. Corn
Ravalli County Attorney

GHC:hs

Enclosures: as stated

cc: Steve and Gloria Wilson (w/o enclosures)
Lea Jordan, Sanitation Department
Karen Hughes, Planning Department

May 12 2008

To: George Corn
CC: DEQ - Sanitation-Planning

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MAY 16 2008

Ravalli County Auditor's Office

We are writing this protest regarding a portion to land in the southwest quarter, Section 19, T7N, R20W, P.M.M., Ravalli County Montana (legal description enclosed

The beneficial use of this property is described in section 16.16.605 (2) (f) parcels for the purpose of utility sightings, easements, parking lots, parks, gravel pits, ski lifts, provided no structure requiring water or sewage disposal be erected on this parcel.

From the beginning, this property has been used for an auto repair shop & dismantling facility with persons occupying this site daily and sometimes working late into the night. There are many passenger vehicles as well as commercial trucks and semi trucks coming and going with inventory changing regularly. After a conversation with Ron Stoker it is very clear that this operation is in violation of the beneficial use of this site. I have also found no record of a well permit and a well does exist with a frost free hydrant which I have personally seen being used on several occasions. Also there is a portable toilet on the west side of this commercial building which I assume is for personal use, but I have never seen anyone use this portable toilet, which leads me to believe that there maybe other means in use. On several occasions this portable toilet has been tipped over for several days while the building has been occupied which also makes me believe that some other facility exist. Morgan in the Sanitation Department said no other facilities are in the building as he has checked. Upon my inquiry I was told that the gentlemen were younger and that they had better kidneys than my self. Furthermore with the work being done at this time I am almost sure the ground is being contaminated with oil and other containments unhealthy to the environment. At this time the County is in the middle of trying to get zoning laws passed. If the County does not have time to enforce the existing laws then how in the world are we going to find the time to enforce the new laws that come with zoning? A letter is on file in DEQ with several residents in the area requesting everything on this property be removed which doesn't meet all the requirements of section 16.16.605 (2) (f) We also feel there are many items on this property which need to be removed which will qualify as urban decay.

Sincerely,

Steve Wilson Gloria Wilson

Steve & Gloria Wilson
1351 Meridian Rd
Victor, Mt. 59875
406-961-3652 hm
406-961-3256 wk

COPY

3892

A PORTION OF THE SW¹/₄, SECTION 19, T7N, R20W, P.M.M., RAVALLI COUNTY, MONTANA

LEGAL DESCRIPTION

A tract of land located in and being a portion of the SW¹/₄, Section 19, T7N, R20W, P. M., M., Ravalli County, Montana and being more particularly described as follows:
Commencing at the southwest section corner of said Section 19; thence N. 53 33' 10" E., a distance of 35.00 feet to the true point of beginning; thence N. 00 08' 54" E., a distance of 417.42 feet; thence S. 88 04' 14" E., a distance of 208.71 feet; thence S. 00 08' 54" W., a distance of 417.42 feet; thence N. 88 04' 14" W., a distance of 208.71 feet to the true point of beginning, containing 2.00 acres and all according to Certificate of Survey No. _____.

Subject to all easements of record and as apparent upon the ground.

OWNERS CERTIFICATE

We hereby certify that the purpose for this division of land is to transfer ownership of the parcel created as a utility site; therefore, this division of land is exempt from review as a subdivision pursuant to Section 76-3-201 (1) MCA and further that this parcel is exempt from State Board of Health review pursuant to 16.16.605 (2) (f), parcels for the purpose of utility sitings, easements, parking lots, parks, gravel pits, ski lifts provided no structure requiring water or sewage disposal be erected on the parcel.

Subscribed and sworn before me this 16 day of July 1986.

personally appeared Jerry T. Hurni
Known to me to be the persons whose names are subscribed to this instrument.

William J. Ross
NOTARY PUBLIC for the State of Montana
Residing at Hamilton
My Commission expires 1/29/87

CERTIFICATE OF SURVEYOR

I hereby certify that this plat is a true representation of a survey done under my supervision during the month of JULY, 1986.

Denis Applbury Date 14 July 86
DENIS APPLBURY PROFESSIONAL LAND SURVEYOR, MONTANA

178 Shestman Cr Rd

1/2" YELLOW
MARKED
1/5"
NUM. CAP
CAP